From the Director’s Office

HUD’s Energy Month and Energy Star Change a Light Day, Change the World Campaign, starts October 4, 2006. The Partnership for Home Energy Efficiency between DOE, EPA and HUD, is found at http://www.energysavers.gov and has a lot of information. The goal of the Partnership is to reduce energy use in residential housing by 10% over the next ten years.

Harlan Stewart
Director, Office of Public Housing
Region X, Northwest/Alaska

Idaho Housing and Finance Association
FSS Homeownership Success

IHFA FSS participant Kim Carlson and her son Daniel in front of their newly purchased home in Spirit Lake, Idaho.

Kim Carlson has become Idaho Housing and Finance Association’s (IHFA) newest family self-sufficiency (FSS) graduate and homeownership success story. When Kim moved to Coeur d'Alene 15 years ago, she was struggling to make ends meet. She joined IHFA’s family self-sufficiency program in 1999 with the goal of becoming a homeowner. IHFA has more than 200 Idahoans currently enrolled in the FSS program. Since 1995, IHFA has produced 249 graduates, 106 of whom have become homeowners.

This past April, Carlson closed on a three-bedroom, 1,120-square-foot home in Spirit Lake, Idaho. The 46-year-old single mother of two who works as a nutrition teacher and cook at Head Start, is a shining example of how government-supported housing assistance programs, housing counseling, and perseverance can help families achieve self-sufficiency.

The Seattle and Portland HUD Offices have scheduled a Region wide FSS Coordinator Counterpart Meeting on Friday, September 22, 2006 at the Vancouver Housing Authority. Please contact Rebecca Tuttle at (206) 220-6422 or via email at rebecca_tuttle@hud.gov with your agenda suggestions and/or questions. Please register for the conference at the following website: http://www.hud.gov/event_registration/index.cfm.
Helpful Web Resources:

Link to PD&R's Quality Control rental subsidy studies

General page content updates

Update on upcoming EIV certification period that begins July 1, 2006

Read Office of Inspector General’s Semiannual Report to Congress

The Fraud Prevention Guidance for Managers of HUD-Assisted Rental Housing Programs and the Tenant Applying for HUD Housing Assistance flyer.

HUD Highlights Regional Office Newsletter http://www.hud.gov/local/shared/working/r10/newsletters/hudhighlights.cfm?state=wa

IMPORTANT REMINDER!
According to PIH Notice 2006-24, the minimum reporting rate for the HUD form 50058 has increased to 95%. This Notice also describes sanction policies for PHAs failing to meet the new reporting requirements.

WASS- Secure Systems Transition
All users are to use their WASS “M” IDs for HA users through the secure systems log-on immediately. The old style PIC IDs “first initial, middle initial, first 6 letters of last name” will be phased out this fall. We will support both user ID types during the transition to ensure all users have adequate access to their data. Known issues with WASS IDs will be corrected following the upcoming fall PIC release. Please contact Suzanne Manville at (206) 220-6231, or Alice Ford at (971) 222-2662, if you encounter access problems.

Secure Systems login page:
http://www.hud.gov/offices/reac/online/reasyst.cfm

Save the Date!
FSS Coordinators Regional Meeting
September 22nd, Vancouver, WA
www.hud.gov/event_registration/index.cfm

EIV Access for Multi-Family Properties
Please visit the following website for more information:
http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm

Housing Choice Voucher Homeownership Stats
According to PIH Notice 2006-5, PHAs are eligible for a $1000 bonus administrative fee for every closing reported into PIC.

HCV Homeownership Closings as of 7/30/2006

- Alaska: 23
- Idaho: 50
- Oregon: 43
- Washington: 76
- Hub Total: 192
PHYSICAL EDUCATION CLASS
ARE YOU READY FOR REAC?

The Physical Assessment Subsystem (PASS) score is a major component of your Agency’s overall Public Housing Assessment System (PHAS) performance. PASS inspections are conducted by the Real Estate Assessment Center (REAC). In this issue we highlight the PASS timeline and provide resources for improving PASS performance.

PASS Readiness Timeline

PASS Inspection
Inspector leaves EHS notice with property immediately after inspection

PHA should update PIC data

4-5 months prior to FYE

PASS Inspection time and date sent to PHA via mail

~4 months prior to FYE

Inspector confirms time and date via a phone call

~4 months prior to FYE

2nd confirmation letter sent to PHA

~10 days prior to inspection

PHA has 24 hours to abate EHS defects

~3 months prior to FYE

How can I improve my PASS Score?
Add these resources to your toolbox!

Visit the REAC Home Page at http://www.hud.gov/offices/reac/index.cfm

For UPCS Inspection Training e-mail the Inspection Training Team at REAC_PASS_Training@HUD.gov

View a Powerpoint Presentation providing a PASS Physical Inspection Overview at http://www.hud.gov/offices/reac/products/PDFs/PASS.ppt

Learn more about the PASS Scoring Process by visiting http://www.hud.gov/offices/reac/products/phas/PDFs/pass_scoring62800.pdf

For information of EHS Abatement Procedures and Requirements, visit http://www.hud.gov/offices/reac/products/pass/ehs.cfm

Visit the Public Housing Assessment System (PHAS) homepage at: http://www.hud.gov/offices/reac/products/prodphas.cfm

The REAC Technical Assistance Center (TAC) is available at 1-888-245-4860 (7 a.m. to 8:30 p.m. EST).

Reminder: An Energy Audit is required for each development of PHA owned Low-Income Public Housing. Please refer to 24 CFR 965.302. The local HUD Field Office does not need a copy of the audit results, but may request to view the items while conducting on-site PHA office visits.
### Recently Published

*For a complete list of Federal Register and Notices published, please visit HUD Clips at [http://www.hudclips.org/cgi/index.cgi](http://www.hudclips.org/cgi/index.cgi)*

#### Federal Register

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<tr>
<td>05/25/06</td>
<td>Notice of HUD's Fiscal Year (FY) 2006 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA for HUD's Discretionary Grant Programs; Correction</td>
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<td>06/02/06</td>
<td>Final Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program for Fiscal Year 2006; Additional Revision</td>
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<tr>
<td>06/15/06</td>
<td>Proposed Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program; FY 2007</td>
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#### PIH Notices

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<td>Fiscal Year 2006 Capital Fund Grants Processing Notice</td>
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<td>PIH 2006-23</td>
<td>Implementation of the Violence Against Women and Justice Department Reauthorization Act 2005</td>
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<td>PIH 2006-24</td>
<td>Revised Reporting Requirements and Sanctions Policy for the Family Report Form HUD-50058 to the Office of Public and Indian Housing (PIH) Information Center (PIC)</td>
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<td>PIH 2006-25</td>
<td>Extension – Housing Choice Voucher Portability Procedures &amp; Corrective Actions, Revision of Family Portability, Form HUD-52665</td>
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<td>PIH 2006-26</td>
<td>Extension – HCV- Enhanced Vouchers – Adjustment of Voucher Housing Assistance Payments for Certain Families that Received “Preservation” Voucher Assistance as the Result of an Owner Prepayment or Voluntary Termination of Mortgage Insurance for a Preservation Eligible Property in Federal Fiscal Year (FY) 1997, FY 1998 and FY 1999</td>
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<td>PIH-2006-27</td>
<td>Reinstatement – Homeless Initiative in Public Housing and Housing Choice Voucher Program</td>
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<td>PIH-2006-29</td>
<td>Disaster Voucher Program (DVP) Supplemental Guidance: Voucher Program Fungibility Issues Associated with Combining Voucher and Public Housing Funding During Calendar Year 2006</td>
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#### E-Memos

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<td>Changes in Staff and Assignments- Seattle Public Housing Hub</td>
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<td>06/05/06</td>
<td>Public Housing- Preparing for Asset Management- Planning Document</td>
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<td>06/06/06</td>
<td>Registration for Calculation and Submission of Public Housing Operating Subsidy Training</td>
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<td>Free Web Clinics for HUD Partners</td>
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<td>06/21/06</td>
<td>Family Self-Sufficiency (FSS) Coordinators Meeting/Workshop</td>
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<td>07/14/06</td>
<td>Stop Loss Submission Kit</td>
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<td>Subsidy and Grants Information System (SAGIS) (formerly known as Resource Allocation)</td>
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<td>07/21/06</td>
<td>Housing Choice Voucher (HCV) Homeownership Program Guide</td>
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<td>08/16/06</td>
<td>Uniform Relocation Act (URA) Training and Roundtable, 9am, August 30th, 2006, HUD Seattle</td>
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Important Upcoming Quarter II Dates

!!! Please Note: All dates subject to change. Please refer to the appropriate program area website for the most current information and complete list of forms due!!!

FYE 3/31 PHAs

10/15/2006  9/30 Occupancy Report (HUD-51234) submit in PIC

FYE 6/30 PHAs

8/15/2006  Year-End Settlement Statement (HUD-52681) submit to FMC (60 calendar days after FYE- Section 8). Ensure data matches information in VMS.
8/16/2006  PFS, Year End PFS Forms, and SORE mailed to field office
8/29/2006  SEMAP Submission due in PIC (60 days after FYE)
8/31/2006  MASS Submission due to REAC
8/31/2006  Unaudited FASS for FYE 6/30/2006 submission due to REAC
8/31/2006  (Late August) PHA certifies Follow-up Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 9/30 PHAs

8/31/2006  (Late August) PHA certifies address in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm
8/31/2006  (Late August) PHA certifies Implementation Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 12/31 PHAs

9/30/2006  Audited FASS for FYE 12/31/2005 submission due to REAC
9/30/2006  PFS forms due to Field Office.
10/1/2006  90 days prior to FYB, submit complete budget (HUD-52673, 52672, 52663) for Mod Rehab, SRO, HOPE VI, Mainstream (DV code-5 year increments), to FMC representative.
10/18/2006  PHA Plan submission. CFP Program Performance and Evaluation Reports must be included in PHA Plan.

All PHAs

7/31/2006  ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to field office
7/31/2006  EIV User Administrators must re-certify all existing EIV users for your housing authority.
8/30/2006  Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of August in VMS (Section 8). Exact date TBA. Please check VMS website.
9/15/2006  Operating Subsidy forms HUD-52723 and HUD-52722 are due to the field office.

Every Month  CFP obligated/expended data is submitted through eLOCCS. CFP work completion activities where pre-audit is required, are reminded to submit AMCC to Field Office.

Every Month  Send complete copy of renewal Moderate Rehabilitation program HAP contracts with owners to FMC representative. Please include Attachment A. Contracts needed to request renewal funds and to release payments.

Quarterly  VMS data collection (HUD 52681B submitted electronically). Ensure data is submitted timely and accurately. Failure to report timely could result in loss of Administrative fees. Please check VMS website for exact submission dates.

Reminder:  Please continue to submit Year-End Settlement Statement (HUD-52681) for Section 8 Mod Rehab, SROs, and Mainstream (DV) vouchers ONLY. Submit to FMC (60 calendar days after FYE).